

John Starbard
109 Second Street South, #220
Kirkland, WA 98033
425-803-1987

December 17, 2007

Mr. Carter Bagg, Chairperson
Design Review Board
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

Subject: McLeod Mixed Use Project—Design Review Board

Dear Mr. Bagg and Members of the Board:

I am appearing before you to address a concern I have for the pedestrian access the Portsmouth condominium project dedicated to the public at the time of our building's construction.

To be clear at the outset, I support the concept of new mixed-use development on Lake Street. I myself see many merits to a project that includes enhanced and expanded retail, that provides much-needed additional off-street parking, and that would bring additional workers to our downtown. All of these, in my opinion, will only strengthen our community's long-term health and year-round liveliness.

I also believe that the design review process can make a good idea better.

Presently, there is a north/south pedestrian corridor that runs between the Portsmouth and the proposed McLeod development site. According to language on the face of the plat, the purpose of the dedication reads as follows:

The real property herein described is dedicated to the general public in order to allow pedestrian access and entry onto the dedicated area by the general public and all members thereof for the peaceful enjoyment of the dedicated area. Dedicator reserves all rights and use in and to the public access area which are not repugnant to the uses herein granted.

The pedestrian access corridor has come to serve at least two purposes. One is simply circulation. But the other, by fact of where the pedestrian corridor is located, is that it has come to be a relatively quiet, publicly-accessible viewing area from which any member of the public and the City's many visitors can gain a sweeping view of the Kirkland waterfront, the lake, and the vistas beyond. Our city is fortunate to have miles of public waterfront from which people can enjoy views at water level, but there few where the public can quietly enjoy the overlook from a higher elevation and from a different perspective. Benches there make it an attractive spot for reading, lunches, and

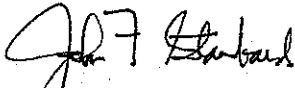
conversations. As our downtown welcomes more multifamily homes and residents, such places and opportunities will become even more valuable, and perhaps more rare.

While the dedication language cited above refers to the Portsmouth site and not another, I contend that the public has gained a viewshed benefit as well as a pedestrian corridor, and that preservation of that benefit for the greater public good is a matter to be protected. In a way, the pedestrian corridor has become Kirkland's version of Queen Anne's Kerry Park, from which decades of Seattle natives and visitors alike have snapped images of the city or simply soaked in a view like no other.

I ask the Design Review Board to consider ways that the proposed McLeod concept could be amended to provide economic return to the project proponents while also preserving—and potentially enhancing—what has become a valuable public amenity. One possible idea would be to expand the lower area to the south of the McLeod project to in some way line up with the Portsmouth courtyard. This expanded roof area could become an elevated public plaza accessed by the existing pedestrian corridor that the Portsmouth created, if not also by new public routes integrated into the proposed McLeod project.

Thank you for the opportunity to address you, and for your consideration of my concern.

Respectfully,



John F. Starbard

c.c.: Mr. Jon Regala, Senior Planner
Portsmouth Condominium Board

Jon Regala

From: Babbzee@aol.com
Sent: Wednesday, December 19, 2007 12:44 PM
To: Jon Regala; Eric Shields; Jeremy McMahan
Subject: McLeod Proposal

December 19

Attn: Design Review Board

My husband and I attended the meeting on December 17 regarding the McLeod proposal on Lake Street. We live in Olympia where we have a business but 10 years ago we started looking around for a 2nd property in the Seattle area so we could take advantage of the events there. We ruled out Seattle and Bellevue and narrowed our search to Bainbridge and Kirkland. We loved the "flavor" of both places but chose to purchase a condo in Kirkland because Bainbridge was obviously not as accessible. Before we bought our place we asked about the future of Lake Street and were told that there was a 2 story restriction. Now we find that we have developers who ignore that restriction and residents who are not happy with them. To borrow a line from the "Wizard of Oz" I guess we aren't in Kansas anymore".

What a wonderful addition the Heathman Hotel is to the community. Why can't developers take a page from their book? I had fully expected and hoped that Lake Street would be improved but not heightened. I was encouraged by the renovation at "Hector's" and had hoped that the property owner across the street who spoke first at Monday's meeting in support of the McLeod project would do something with his own run down buildings. We love our condo at the Portsmouth and while we are not adversely impacted by the McLeod project we are concerned about the future of the "village" itself. We live in the heart of the town when we are there and walk to all the restaurants and shops regularly. What a unique community it is. I would hope you would work to keep that in mind when reviewing plans for future development.

Sincerely,

Barbara Lockhart
120 State Ave. #1191
Olympia, WA
360-754-6549

See AOL's [top rated recipes](#) and [easy ways to stay in shape](#) for winter.

Jon Regala

From: Eric Shields
Sent: Tuesday, December 18, 2007 2:21 PM
To: Jon Regala
Subject: FW: McLeod proposal
Follow Up Flag: Follow up
Flag Status: Red

Please forward to DRB.

Eric Shields
Director
Kirkland Dept. of Planning & Community Development

From: caroldore [mailto:carolkip@comcast.net]
Sent: Tuesday, December 18, 2007 2:10 PM
To: Eric Shields
Cc: marna@yogaatlargo.com; 'Bea L. Nahon CPA'
Subject: McLeod proposal

Dear DRB,

Thank you for your thoughtful review of the architect's proposed plan and elevations and your follow up sensitive discourse with the architect after the McLeod presentation. Thank you for your thoughtful comments on two stories.

I am amazed by the lack of design sensitivity by the project architect for this large, important McLeod development.

I agree the massing needs change. The existing elevation facing west is sterile, with a flat "prison cell-like" wall for nearly the entire project - lacking imagination and creativity. Certainly it doesn't evoke the "warmth" of what Kirkland residents may be seeking. Good design need not be expensive, while meeting building codes and adding "flavor" to the downtown core - not destroying it!

I also agree with the DRB comments on the center "courtyard" with one important "entry" would be a better approach, giving relief to the existing massive elevation. This offers the opportunity for some creative setbacks at the street level as well as "shop" building facades, and a more creative use of the inner courtyard, so reminiscent of European courtyards, (as well as some in this country).

The McLeod project does bring some important considerations to meeting existing needs and the future vitality of downtown Kirkland.

For your information, I am a condo owner at Kirkland Central with a patio on the terrace level. This building is a very creative solution, both with interior condo plans and with exterior massing. This building is sensitively designed for minimum impact, and in no way has massive "prison like" elevations - so it CAN be done! There are other examples of recent new, well scaled buildings with warmth that continue the atmosphere of downtown Kirkland

As you are well aware, The Bank of America and the large McLeod project will be setting a precedent and a feel to the future downtown core. Your task is not an easy one - but a critically important one which is now resting on your shoulders.

Respectively submitted,

12/19/2007

Carol Bonner, Interior Architect and Designer

Jon Regala

From: Eric Shields
Sent: Tuesday, December 18, 2007 2:21 PM
To: Jon Regala
Subject: FW: McLeod proposal
Follow Up Flag: Follow up
Flag Status: Completed

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 Director
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To: Eric Shields
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Olympia, WA
360-754-6549

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Jon Regala

From: Janet Jonson
Sent: Wednesday, January 02, 2008 4:27 PM
To: City Council
Cc: David Ramsay; Eric Shields; Jeremy McMahan; Janice Soloff; Jon Regala; Ellen Miller-Wolfe
Subject: FW: McLeod proposal / Bank of America project

I am transmitting this correspondence relating to the Bank of America/Merrill Gardens project at 101 Kirkland Avenue and the McLeod project at 150 Lake Street South. Both Bank of America/Merrill Gardens and McLeod projects are currently before the Design Review Board – Bank of America/Merrill Gardens on January 7th and McLeod on January 17th. The Bank of America/Merrill Gardens and McLeod projects are *not* now a pending quasi-judicial matter before the Council. They would become a quasi-judicial matter before the Council if the Design Review Board's decision on the project is appealed. A copy of this email is also being transmitted to the Design Review Board.

Should you have questions, please contact Senior Planning Janice Soloff at 425-587-3257 for Bank of America/Merrill Gardens and Associate Planner Jon Regala at 425-587-3255 for McLeod project.

Thank you.

Janet Jonson
 City Manager's Office
 City of Kirkland
 123 Fifth Avenue
 Kirkland, WA 98033
 425-587-3007
 425-587-3019
 jjonson@ci.kirkland.wa.us

From: caroldore [mailto:carolkip@comcast.net]
Sent: Saturday, December 22, 2007 12:21 PM
To: KirklandCouncil
Subject: McLeod proposal / Bank of America project

Dear City Council

Enclosed is an email I have sent to the DRB with my current concerns.

As a new Kirkland resident of a year and a half, I do not want to see Kirkland becoming another downtown Bellevue – which is why I did not buy a condo in Bellevue. You certainly have the ability and responsibility, to make the Kirkland downtown core a stellar example of what sensitive, forward thinking development can be, while keeping what has made Kirkland's reputation outstanding – its charm!

Sincerely
 Carol Bonner - Interior Architect, Designer

Dear DRB,

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1/3/2008

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The McLeod project does bring some important considerations to meeting existing needs and the future vitality of downtown Kirkland.

For your information, I am a condo owner at Kirkland Central with a patio on the terrace level. This building is a very creative solution, both with interior condo plans and with exterior massing. This building is sensitively designed for minimum impact, and in no way has massive "prison like" elevations - so it CAN be done! There are other examples of recent new, well scaled buildings with warmth that continue the atmosphere of downtown Kirkland.

As you are well aware, The Bank of America and the large McLeod project will be setting a precedent and a feel to the future downtown core. Your task is not an easy one - but a critically important one which is now resting on your shoulders.

Respectively submitted,
Carol Bonner, Interior Architect and Designer

Jon Regala

From: Janet Jonson
Sent: Wednesday, January 02, 2008 4:34 PM
To: City Council
Cc: David Ramsay; Eric Shields; Jeremy McMahan; Janice Soloff; Jon Regala; Ellen Miller-Wolfe
Subject: FW: Downtown building proposals

I am transmitting this correspondence relating to the Bank of America/Merrill Gardens project at 101 Kirkland Avenue and the McLeod project at 150 Lake Street South. Both Bank of America/Merrill Gardens and McLeod projects are currently before the Design Review Board – Bank of America/Merrill Gardens on January 7th and McLeod on January 17th. The Bank of America/Merrill Gardens and McLeod projects are *not* now a pending quasi-judicial matter before the Council. They would become a quasi-judicial matter before the Council if the Design Review Board's decision on the project is appealed. A copy of this email is also being transmitted to the Design Review Board.

Should you have questions, please contact Senior Planning Janice Soloff at 425-587-3257 for Bank of America/Merrill Gardens and Associate Planner Jon Regala at 425-587-3255 for McLeod project.

Thank you.

JJ
 Janet Jonson
 City Manager's Office
 City of Kirkland
 123 Fifth Avenue
 Kirkland, WA 98033
 425-587-3007
 425-587-3019
 jjonson@ci.kirkland.wa.us

From: Liz & Mike Johnson [mailto:lizmikej@hotmail.com]
Sent: Friday, December 28, 2007 11:23 AM
To: KirklandCouncil
Subject: Downtown building proposals

Dear Mayor and City Council members:

We are active members of the downtown Kirkland community and own 3 condominiums; we live in one, and our elderly parents live in the other two. We have followed the development plans and ideas for downtown for several years. When the Lake & Central project was proposed we were impressed with the response of the City Council and the courage it took to change direction. There was tremendous pressure from the developer and your staff, yet you listened to the broader community.

We remember Joan McBride asking the citizens to stay engaged and apply the same passion and energy to helping shape the future of the city. The council has sponsored several community outreach sessions and there is continued energy for working together to continue and collaboratively shape the future of downtown Kirkland.

We are dismayed that the current building proposals for developments such as Bank of America property and McLeod property are moving forward and recommended for approval by the City Council. We naively thought that based on preliminary input from the community forums, you and your staff would sense the current zoning is troubling to many people and would act to deal with that issue before allowing more permits. We assume that because various proposals meet the CURRENT zoning, the DRB and planning groups are simply following protocol and favor moving forward. We turn to the City Council to look at the broader scope and impact of your decisions.

If you sincerely desire the community input to revisit the strategic plan and so far the input seems to be to retain a village-like, lower height core, how will this be achieved if the current proposals are approved? Once you approve even one 4 or 5 story development under the current zoning guidelines it will change the landscape of the core city blocks.

We do not believe there is a long-term risk to putting current proposals on hold while the city and community does its homework. Rather it shows an act of faith from the City Council that you are listening and balancing all the input. You will receive pressure from the property owners that it is "not fair". The flurry of proposals currently underway are presumably motivated by 2 factors: a desire to be grand-fathered should the zoning change, and to beat the clock on increased permitting fees. The owners have an opportunity to participate in the strategic planning, and they will be back once the direction is solidified.

Please show restraint and allow the citizen groups to finish their work before approving these new developments -- these decisions forever shape the personality and economic future of these few blocks in downtown Kirkland. You again have a chance to create a legacy and leave behind a unique community environment.

Thank you,

Elizabeth and Michael Johnson
225 4th Avenue
Kirkland, WA. 98033
425-985-1889

Jon Regala

From: Janet Jonson
Sent: Wednesday, January 02, 2008 4:37 PM
To: City Council
Cc: David Ramsay; Eric Shields; Jeremy McMahan; Janice Soloff; Jon Regala; Ellen Miller-Wolfe
Subject: FW: Kirkland Development

I am transmitting this correspondence relating to the Bank of America/Merrill Gardens project at 101 Kirkland Avenue and the McLeod project at 150 Lake Street South. Both Bank of America/Merrill Gardens and McLeod projects are currently before the Design Review Board – Bank of America/Merrill Gardens on January 7th and McLeod on January 17th. The Bank of America/Merrill Gardens and McLeod projects are *not* now a pending quasi-judicial matter before the Council. They would become a quasi-judicial matter before the Council if the Design Review Board's decision on the project is appealed. A copy of this email is also being transmitted to the Design Review Board.

Should you have questions, please contact Senior Planning Janice Soloff at 425-587-3257 for Bank of America/Merrill Gardens and Associate Planner Jon Regala at 425-587-3255 for McLeod project.

Thank you.
JJ

Janet Jonson
City Manager's Office
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033
425-587-3007
425-587-3019
jjonson@ci.kirkland.wa.us

From: gail cottle [mailto:gail.cottle@verizon.net]
Sent: Friday, December 28, 2007 4:22 PM
To: KirklandCouncil
Subject: FW: Kirkland Development

-----Original Message-----

From: gail cottle [mailto:gail.cottle@verizon.net]
Sent: Friday, December 28, 2007 3:35 PM
To: 'gail cottle'
Subject: Kirkland Development

To: City Council
Mayor's Office;
Design Review Board : Janice Soloff, Eric Shields, and Jeremy McMahon

I attended the design review meeting on December 17th and came away with the impression that those meetings for "review and discussion" with the public is merely a perfunctory process. It is apparent to me that while the city council says they want to hear from it's taxpayers it is only because it is required. I also think I learned that city council has a design review board that somehow allows the council to "excuse" themselves from making the tough decisions regarding development. If the DRB approves and recommends a new project especially those

that are discretionary in their approval somehow the council gets excused from saying No to developers because they have gone along with DRB's recommendation.

That said I am still interested in trying to get my voice heard and so I offer these comments.

It is time to take stock of who we want to be in our little jewel of a city and especially the downtown core which is at risk with over-development and little vision for how our city will look, feel and function. Have we ever laid out a master plan that contemplated what our city would look, feel and function like if all areas that "could" be 4-5 stories actually were developed in this manner. I agree we need new development with goals that include traffic management parking and a lively retail environment to attract and retain a vibrant community with a tax base to keep our city livable. For this reason we need a bigger picture vision for our Downtown with strong design requirements and mixed use amenities that provide dining, entertainment, shopping and services for our city dwellers and visitor. We should be thinking about the Wow factor in retail not renting space on the ground floors of these developments with another coffee shop or nail salon. There should not be discretionary power given to a DRB and it shouldn't be needed if we as a city have a true view of what our city should look like. I do not think the initial city founders envisioned 4-5 story buildings with no setback bordering the lake. These city fathers set aside land for parks, open spaces, trees and recreation which created a village like atmosphere that was attractive and functional. I recently visited Los Gatos California. It is a vibrant village with high end retail, entertainment and restaurants. To my recollection there are no 5 story building in this DT core and yet it has attracted the right mix of tenants, commercial and residential while maintaining a architecturally pleasing city. What is our model?

We have natural limitations for development. We are a 180 degree city not a 360 degree city. Have we done a traffic study that determines what our growth maximum can be given the constraints we have with traffic flow and street options. We cannot build all these buildings (even with their own parking,) increasing occupancy and not have a permanent traffic jam. The pending Park Place plan of 1.4 million square feet of mixed use tenants will add additional pressure on the already traffic congested streets.

It is my opinion that none of the current projects underway or up for consideration meets any of the desired goals except possibly McLeod's 500 parking spots for what will undoubtedly be after hours pay for parking spots. How does this improve our parking situation for the retailers whos primary hours of operation are 9:00 a.m. to 6:00 p.m. if McLeod's development of office space is approved? B of A getting approval for 5 stories because somehow the developer convinced you that they have superior retail with another coffee shop is suspect. How has the city defined superior retail? Does the definition include the revenue expected or required from this superior space?

McLeod's project as proposed /B of A's project and the underway project of Merrill Gardens is going to be a concrete block overpowering the city streets to say nothing of the unaddressed issue of traffic, pedestrian access, and precious natural light. What about all the other parcels that could be 4-5 stories? The traffic on Lake street especially if B of A and McLeod go forward will be totally unmanageable. There is already a constant stream of cars and the backup with the access in and out of these new developements will be impossible.

Gail Cottle
225 2nd Street So. D-2
Kirkland WA 98033
425-827-4259

760-340-6428
206-849-1100 (c)
www.gailcottle.com

Jon Regala

From: Janet Jonson
Sent: Wednesday, January 02, 2008 4:19 PM
To: City Council
Cc: David Ramsay; Eric Shields; Jeremy McMahan; Janice Soloff; Jon Regala; Ellen Miller-Wolfe
Subject: FW: Downtown Kirkland - Bank of America /McLeod projects

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 425-587-3007
 425-587-3019
 jjonson@ci.kirkland.wa.us

From: caroldore [mailto:carolkip@comcast.net]
Sent: Tuesday, January 01, 2008 9:27 PM
To: KirklandCouncil
Subject: Downtown Kirkland - Bank of America /McLeod projects

January 1, 2008

Dear City Council,

It seems that most of us have moved to Kirkland because of the 'charm' and: 'character:' of the downtown core.

Since 'charm' and 'character' are subjective, what characteristics make downtown Kirkland what it is today?

UNIQUE EXISTING DOWNTOWN CHARACTERISTICS

1. Kirkland is located on Lake Washington bordered by parks and beaches at a human scale.
2. Downtown is comprised of a mix of separate one and two story buildings, varying in height, width and set backs – all well scaled for people.
3. At the street level, these buildings may house one, two or three retail shops, restaurants, coffee shops, etc.
4. All these retail shops have different interior and exterior lighting and architectural store front designs.
5. Signage is varied, creative and interesting.

6. Architectural materials, textures and colors are very individual and different for each retail shop and or building.

7. Overhead canopies, where used, are varied giving individual 'charm'.

8. Sloped awnings are varied in size, shape and color. Sloped awnings are one of the most prevalent design elements in the downtown core. They help give a human scale and give 'charm' and 'character'.

These existing characteristics currently define downtown Kirkland as having 'charm' and 'character'.

I have reviewed the architect's revised elevations for the Bank of America project (which also includes Merrill Gardens currently under construction). The street level retail along the entire south side of Kirkland Avenue, extending from Lake Street to State Street will have only two sloped awnings. All other horizontal overhangs or canopies are metal, industrial looking, and are the same for the entire block, including Merrill Gardens. These severe, horizontal industrial metal overhangs, can currently be seen at the retail level at Kirkland Central Condos. These shops at Kirkland Central have identical cold industrial looking metal overhangs, identical industrial looking store front designs, identical materials, identical exterior industrial wall mounted light fixtures, identical colors and identical setbacks. This severe uniformity does not reflect Kirkland's charm and pedestrian friendly uniqueness.

Is this an example of what is yet to come for downtown Kirkland – severe industrial retail shop fronts - ignoring what has created our 'charming' downtown? What is the future master plan for our downtown street level retail – or is there one?

The city council has stated it is interested in "preserving the characteristics that make our downtown so unique". If that is true, why are decisions being made and have been made by the DRB and the City Council, that are ignoring and destroying the above 'Characteristics' which have made Kirkland unique - a place where people want to come.

The elevations of the proposed Café at the corner of the B of A building on Lake Street show more industrial metal overhangs. Here is an opportunity to bring 'charm' to the pedestrian level, perhaps by using sloped awnings.

Why are the DRB and the City Council so willing to give away five story buildings to developers – simply because they ask? **Five story buildings are completely out of scale for downtown Kirkland.** Is the future downtown Kirkland going to be a smaller scaled Bellevue?

This is a pivotal time in our history. What is the legacy with which you want to be identified?

Respectively submitted,
Carol Dore
211 Kirkland Ave # 204
Kirkland, WA 98033

Jon Regala

From: Jennifer Nilssen [jen@tecrealestate.com]
Sent: Friday, January 04, 2008 9:57 PM
To: Jon Regala
Cc: jsoloff@ci.kirkland.wa.us
Subject: McLeod Project

Hello,

I support the McLeod and Bank of America Projects because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate. The McLeod project and Bank of America projects are compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

Thanks,

Jennifer Nilssen, Realtor/Investor



Jennifer Nilssen
Realtor

DISTINCTIVE REAL ESTATE REPRESENTATION

JEN@TECREALESTATE.COM
WWW.JENNIFERREALSTATE.COM

TEC REAL ESTATE
3625 132ND AVE SE STE. 201
BELLEVUE, WA 98006

fax: 425.484.2064
mobile: 206.853.1491 ☎

Want to always have my latest info?

Want a signature like this?

Jon Regala

From: Rick Leavitt [rickl@leavittconstruction.com]
Sent: Friday, January 04, 2008 11:40 PM
To: Jon Regala
Subject: McLeod project

John,

"I support the McLeod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The McLeod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project."

Thank you,

Rick Leavitt

10228 NE 58th St.

Jon Regala

From: FRED CERF [consulux@msn.com]

Sent: Saturday, January 05, 2008 9:14 AM

To: Jon Regala

Mr. John Regala, City Planner

We support the Mcleod project, because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

Sincerely,

Fred R. Cerf
725 First St. South #202
Kirkland, WA 98033

1/7/2008

Jon Regala

From: John Brightbill [brightbl@windermere.com]
Sent: Saturday, January 05, 2008 11:31 AM
To: Jon Regala
Subject: McLeod project design review

Jon,

This is to indicate my support for this proposal which I think will be beneficial to Kirkland.

Thanks,

John Brightbill
5819 108th Ave NE
Kirkland, 98033

Jon Regala

From: Amy Fleck [amymfleck@aol.com]
Sent: Saturday, January 05, 2008 11:13 AM
To: Jon Regala
Subject: Mcleod Project


I support the Mcleod project) because it would symbolize everything Kirkland has planned and dreamed about in years past.

This project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project."

I have lived in Kirkland for over 30 years and would like to see some positive changes happen. The Mcleod project would definitely be one of them.

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

Fleck, Realtor
Team Builder, John L. Scott
(C) 206-818-2229
amy@1200living.com
www.dwellingscompany.com

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Jon Regala

From: pattolle@mindspring.com
Sent: Saturday, January 05, 2008 10:20 AM
To: Jon Regala
Subject: Mcleod Project

Dear Jon,

I support the Mcleod Project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod Project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

I have sold my artwork in Kirkland for over 15 years and would very much like to continue to be able to sell it for another 15 years.

Pat Tolle
Artist

Jon Regala

From: Dennis Bohn [dennisbohn@mindspring.com]
Sent: Saturday, January 05, 2008 10:10 AM
To: Jon Regala
Subject: Mcleod Project

Dear Sir/Madam,

I support the Mcleod Project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod Project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

A friend of Kirkland business owners.

Dennis A. Bohn
CTO
Rane Corporation

1/7/2008

Jon Regala

From: Loma Gregg [lomagregg@yahoo.com]
Sent: Saturday, January 05, 2008 11:31 AM
To: Jon Regala
Cc: Loma Gregg
Subject: McLeod Project

Dear Mr. Regala,

In response to a recent letter from Gunnar Nordstrom. I am writing in support of the McLeod and Bank of America projects in downtown Kirkland.

I am an independent business development marketing firm that has recently been retained to promote growth and development via private financing. Private US funds are available at 4% with a term of 30 years fixed simple interest for construction projects, municipalities, churches, foundations, etc.

I have talked briefly with Mr. McLeod regarding these funds and will have additional information and contracts available later this month.

Please let me know what I can do to help support your project and to provide the financial assistance necessary to keep the project under budget.

Thank you for your time,

Loma Gregg, Sr. Advisor
The One Solution Inc.
WA State Lic 510-LO-42653
Of: 425-822-7788 Fax: 425-822-7885 Cell: 253-334-8838

Jon Regala

From: Loma Gregg [lomagregg@yahoo.com]
Sent: Saturday, January 05, 2008 11:35 AM
To: Gunnar Nordstrom
Subject: Fwd: McLeod Project

Gunnar, Please forward this one as well. Thanks, Loma

Loma Gregg <lomagregg@yahoo.com> wrote:

Date: Sat, 5 Jan 2008 11:31:18 -0800 (PST)
From: Loma Gregg <lomagregg@yahoo.com>
Subject: McLeod Project
To: JRegala@ci.kirkland.wa.us
CC: Loma Gregg <lomagregg@yahoo.com>

Dear Mr. Regala,

In response to a recent letter from Gunnar Nordstrom. I am writing in support of the McLeod and Bank of America projects in downtown Kirkland.

I am an independent business development marketing firm that has recently been retained to promote growth and development via private financing. Private US funds are available at 4% with a term of 30 years fixed simple interest for construction projects, municipalities, churches, foundations, etc.

I have talked briefly with Mr. McLeod regarding these funds and will have additional information and contracts available later this month.

Please let me know what I can do to help support your project and to provide the financial assistance necessary to keep the project under budget.

Thank you for your time,

Loma Gregg, Sr. Advisor
The One Solution Inc.
WA State Lic 510-LO-42653
Of: 425-822-7788 Fax: 425-822-7885 Cell: 253-334-8838

Jon Regala

From: Don Vilen [donvilen@hotmail.com]
Sent: Saturday, January 05, 2008 11:42 AM
To: Janice Soloff; Jon Regala
Subject: Support the BofA and Mcleod projects

As a Kirkland resident for the past 7 years I've been amazed at the turnover of the retail spaces in downtown Kirkland. I think something has to be done about helping to keep these stores viable, and the BofA and Mcleod projects seem like good opportunities to enhance the downtown area in ways that would be good for the city and the retail shops.

Having discussed it with several people, I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project and the BofA project as well.

Thanks,

Don Vilen

733 Lake St S, Kirkland

Jon Regala

From: Terry Rennaker [trennaker@capstone-partners.com]
Sent: Saturday, January 05, 2008 11:58 AM
To: Jon Regala
Subject: McLeod Project

I strongly support the McLeod project as it fits in with existing zoning and will add needed vitality to the downtown increasing the available clients for both retail and restaurants.

The primary opposition comes from those living in condominiums of equal or greater density and height. We cannot allow them to steal from the rest of the community the opportunity to have some of what they have.

Terry Rennaker

Capstone Partners

1001 4th Avenue, Suite 4400

Seattle, WA 98154

Phone (206) 389-1549

Fax (206) 625-8609

Cell (425) 890-5147

Jon Regala

From: Nicole M. Parkhill, L.Ac. [nicole@7dragons.com]

Sent: Saturday, January 05, 2008 12:13 PM

To: Jon Regala

Subject: McLeod Project

I am writing as a concerned Kirkland resident as well as a current downtown merchant.

I support the McLeod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the small boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of Kirkland's retail business climate.

The McLeod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

Nicole M. Parkhill, L.Ac., DOM
7 Dragons
143 Park Lane #201
Kirkland, WA 98033
425.208.1857
fax 206.219.7012
www.7dragons.com
nicole@7dragons.com

Jon Regala

From: Jeff & Lindsay Hellinger [jeflin@verizon.net]
Sent: Saturday, January 05, 2008 4:45 PM
To: Janice Soloff; Jon Regala
Subject: Mcleod and Bank of America projects

I would like to voice my opinion. I strongly support the Mcleod project and strongly oppose the Bank of America project. There are several benefits to the Mcleod project that the City needs to seriously consider. It provides the City of Kirkland a very high quality and desirable building, specifically designed with the 'urban village' style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of the problems in downtown Kirkland, including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonal retail business climate. Downtown Kirkland does not need another CONDOMINIUM project.

I would have to believe that if the Portsmouth owners thought about it, another condominium project in front of their building will only decrease the value of their property. It would flood the market with even more condo units, and the new condo development would have a preferable view over the Portsmouth. An office/retail space would increase the value of the Portsmouth units. Likewise, another condo project does nothing to help the parking problem. The Mcleod project addresses that issue. Based upon the current development that the City has allowed to date, the City really needs to seriously think about this project and the direction of Kirkland.

I have seen the development of Kirkland over the past 22 years and have been dumbfounded as to the direction the City is trying to achieve. The most recent surprise has been the current development of the 'assisted living' project. I have yet to talk to one Kirkland resident who understands the need for such a project in prime downtown property. This project, along with the Bank of America project, is not going to increase retail foot-traffic and certainly is not going to address the parking issue. The City has done a poor job of maintaining the quaintness of downtown Kirkland for which it has always been known.

There are ways to keep up with progress without sacrificing the very foundation for which Kirkland has always been known. Condominiums and retirement homes cannot be the answer. Case in point: Based upon conversations with downtown retailers, the multitude of condo projects in downtown Kirkland has done little to increase retail trade. To the contrary, it has impacted it because of parking problems caused by the condo developments. There is not enough parking for the tenants and their guests, let alone any retail shoppers. If they can't get into downtown Kirkland and if they can't park, patrons are not going to shop here.

A retirement home in the center of downtown Kirkland is going to ruin the central hub of Kirkland. It will be nothing more than another Bank of America with a 'condo-type' development above it. A stand-alone, 5-story building built to the corner will create an imbalance with the surrounding structures. The central hub of that corner will disappear, and it will become not unlike every other street corner in any-town USA. Not to mention the fact that it will do nothing to alleviate the parking problem or increase retail foot traffic. I would have to believe that there is a way to allow development of that corner which would also preserve some of the openness of the existing central hub. Incorporating the corner (Bank of America) development in with the Mcleod project would seem to make the most sense and it addresses the major issues (parking and retail traffic).

As it stands now, Kirkland is turning into a 'mish-mash' of mixed-matched buildings (in design, height and use) with absolutely no central theme or balance. I would be curious to know what benefit an 'assisted living' and a retirement home have over a mixed-use office/retail/parking development. Certainly, progress and development have to happen, and the uniqueness of Kirkland-past is now a 'thing of the past'. At this pace, it won't be long before the "quaintness" is

gone and the draw of Kirkland is lost. The unique shops, galleries and restaurants will be gone. Many are currently being forced out by outrageous rent which cannot be offset due to the loss of retail foot traffic. The continued loss in foot traffic due to poor development decisions will soon force many more to exit. I only hope that the City takes these issues and concerns into consideration for not only the Mcleod project, but all of the future development of Kirkland before the draw of Kirkland is lost.

Finally, the Mcleod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve the Mcleod project and rethink the Bank of America project.

Jeff Hellinger, Kirkland resident.

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Version: 7.5.503 / Virus Database: 269.17.13/1210 - Release Date: 1/5/2008 11:46 AM

Jon Regala

From: Kellie Jordan [kajordan@isomedia.com]
Sent: Saturday, January 05, 2008 5:52 PM
To: Jon Regala
Subject: McLeod Project support

1.5.08

Jon Regala

City of Kirkland Planning department

Dear Jon,

I support the McLeod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of the problems that downtown Kirkland faces. The lack of adequate parking and space for larger retailers would be solved with this project. our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The McLeod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - which have been in place for many years.

I strongly recommend that the DRB approve this project."

Since when can the city afford to turn down 500 parking spaces so desperately needed in downtown Kirkland? These opportunities need to be taken advantage of when they arise. Let's not have another Lake and Central debacle when the wishes of a few changed the direction of the council and therefore squashed a much needed development downtown.

Sincerely,
Kellie Jordan
11410 NE 106th Lane
Kirkland, WA 98033

1/7/2008

Jon Regala

From: Paula Heddle [paula@barkz.com]
Sent: Saturday, January 05, 2008 6:17 PM
To: paula@barkz.com
Subject: I recommend that the DRB approve of this project

Hello

I support the Mcleod project because it appears to provide the City of Kirkland with a desirable building specifically designed with the urban village style. The project will help solve many problems Downtown Kirkland faces including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings and the lack of space availability for potential retailers to encourage more consumers to shop in downtown Kirkland.

I recommend that the DRB approve this project.

Thank you for your time.

Paula Heddle

CEO

BARKZ the dog stop

T: 425.463.8451

E: paula@barkz.com

www.barkz.com

1/7/2008

Jon Regala

From: Charlene Boys [charleneboys@hotmail.com]
Sent: Saturday, January 05, 2008 7:12 PM
To: Jon Regala
Subject: The McLeod Project

To: Jon Regala

This has gone on long enough, we are tired of seeing retailers being forced out of the Kirkland Downtown area due to excessive high rent, annual parking costs to retailers and now condominium associations thinking new business development will ruin their views.

I support the McLeod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

Furthermore, the McLeod project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project.

Charlene Boys

Jon Regala

From: Alzira Zollo [abzollo@us.ibm.com]
Sent: Sunday, January 06, 2008 4:33 AM
To: Jon Regala
Subject: Mcleod Project- please support

I support the Mcleod project) because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

I strongly recommend that the DRB approve this project."

Thanks for your help.

Alzira Zollo- Dean- Kirkland, Wa
Regards,

Alzira Barbosa Zollo
Worldwide SMB and Channels Sales Executive
IBM WebSphere
abzollo@us.ibm.com
206-587-3089

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Jon Regala

From: Patty Brandt [pann855@aol.com]
Sent: Sunday, January 06, 2008 10:56 AM
To: Jon Regala
Subject: Mcleod project

Dear Mr. Regala,

I am writing in support of the Mcleod project in downtown. As a long time Kirkland business and property owner I believe that this opportunity will provide Kirkland's Downtown a very high quality and desirable building that has been specifically designed with the urban village style consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers, the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate. Kirkland is not only losing it's charm but losing business to places like Bellevue and Redmond. Condo and business owners alike will benefit from the increased choices available, the enhanced atmosphere and additional revenues generated.

The project is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code all which have been in place for many years.

The Mcleod project provides a vibrant, valuable and charming development that is desperately needed for any continued success for Downtown Kirkland and I strongly recommend that the DRB approve this project.

Thank you,

Patricia Brandt and Lois Myers
"The Flame Building"

9532 150 ST SE
Snohomish, WA 98296
(360) 668-8543 Home/Fax or
(425) 485-6776

More new features than ever. Check out the new [AOL Mail!](#)

Jon Regala

From: Dan Nix [dan@dannixdesign.com]

Sent: Sunday, January 06, 2008 11:57 AM

To: Jon Regala

Cc: Gunnar Nordstrom

To the City of Kirkland Design Review Board:

I support the Mcleod project because it provides the City of Kirkland a very high quality and desirable building specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council on October 16, 2007. The project will help solve many of our problems we face in Downtown Kirkland including the lack of adequate and convenient parking, the poor condition and appearance of many of our existing buildings, the lack of space availability for larger retailers (desperately needed to help support traffic for the smaller more boutique retailers), the lack of much needed daytime shoppers and the chronic problem of seasonality of downtown's retail business climate.

The Mcleod project) is compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both of which have been in place for many years.

People opposing the project should realize that "Quaint little ol' Kirkland" went BYE-BYE when you allowed all of the CONCRETE CONDOS and monstrosities such as the Portsmouth project get built along with all the other Condo projects that have turned "Quaint little ol' Kirkland" into the "Condo Capital". I'm sorry but Condos simply ARE NOT QUIANT!!! Let me RE-emphasize the TRAFFIC AND PARKING MESS resulting from such development. I don't associate traffic jams with "Quaint" either. I strongly recommend that the DRB approve this project.

Daniel A. Nix
Founder

DANNIX Design Team
C/O 1030 Third Street
Kirkland, WA [98033]
Tel: (425) 828-0355
Fax: (425) 822-2156

dan@dannixdesign.com

Jon Regala

From: volin10413@aol.com
Sent: Sunday, January 06, 2008 12:12 PM
To: Jon Regala
Subject: McLeod Project

Hi: We live W. of Market and just learned about this 500 car parking garage! What a GREAT idea and a great thing he would be doing for our city. Please pass this, we need this to help the retailers survive in Kirkland.

Regards,
Vicki & Mike Storino

More new features than ever. Check out the new [AOL Mail!](#)

1/7/2008

Jon Regala

From: Brian Housley [brian@stantonnw.com]
Sent: Sunday, January 06, 2008 2:01 PM
To: Jon Regala
Subject: Macleod project

John

I thought that it was important for you to know that there are many residents that understand that a good downtown requires a vibrant office/retail/residential mix and that the existing retail is going to get priced out of existence without some local projects to drive traffic.

Brian Housley
Chief Executive Officer
STANTON Northwest
11410 NE 122nd Way
Suite 102
Kirkland, Wa 98034
email. brian@stantonnw.com
ph. 425-823-9010
office fax 425-823-9038

1/7/2008

Jon Regala

From: DBach [BachDsigns@comcast.net]
Sent: Sunday, January 06, 2008 2:59 PM
To: Jon Regala
Subject: MCLEOD PROJECT | Strongly Recommend DRB Approving

Dear Mr. Regala,

As the City Planner for the McLeod Project on Lake Street, I'd like you to know that I fully support the concept and strongly recommend the Design Review Board approve it on January 17th, 2008. It not only provides the City of Kirkland with a very high quality and desirable building, but it's specifically designed with the urban village style that is consistent with the Vision Statement created by the DAC and delivered to the City Council back on 16 October 2007.

This project will aid in resolving many of the concerns faced in Downtown Kirkland including the lack of adequate/convenient parking, poor condition and appearance of many of the existing buildings, the lack of space availability for larger retailers (desperately needed to facilitate a smooth flow of traffic for the smaller more boutique type of retailers), the lack of much needed daytime shoppers and the persistent anxieties over the seasonality of downtown's retail business climate.

Additionally, the McLeod Project is also compliant with the City Comprehensive Plan, the Design District Guidelines and the Zoning Code - both have been in place for numerous years. The Design Review Board must approve this project.

Most sincerely,



Diane Bach

BachDsigns@comcast.net | 425.260.0805 | P O Box 2268 • Bothell WA 98041-2268

1/7/2008